

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re 305 East 61st Street Group, LLC
Debtor

Case No. 19-11911 SHL
Reporting Period: August 2019

Federal Tax I.D. # 81-1170172

SINGLE ASSET REAL ESTATE COMPANIES

File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)	X	
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)		
Copies of bank statements		X	
Cash disbursements journals			
Statement of Operations	MOR-2 (RE)	X	
Balance Sheet	MOR-3 (RE)		
Summary of Unpaid Post-petition Debts	MOR-4 (RE)	X	
Copies of tax returns filed during reporting period		N / A	
Rent Roll	MOR-5 (RE)	X	
Payments to Insiders and Professional	MOR-6 (RE)	X	
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)		
Cash Flow Projection	MOR-7 (RE)		
Debtor Questionnaire	MOR-8 (RE)	X	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor _____

Signature of Authorized Individual*  _____

Printed Name of Authorized Individual Nat Wasserstein, Manager

Date - September 23, 2019

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

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SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

ACCOUNT NUMBER (LAST 4)	BANK ACCOUNTS			
	OPER	OPER / UTIL ACCOUNT	OTHER - Chase Account - Amount Estimated - No Access	CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
CASH BEGINNING OF MONTH	73,733.35	92,849.40	35,000.00	201,582.75
RECEIPTS				
CASH SALES				-
ACCOUNTS RECEIVABLE - PREPETITION				-
ACCOUNTS RECEIVABLE - POSTPETITION				-
LOANS AND ADVANCES				-
SALE OF ASSETS				-
PAYROLL TAX RECOVERY				-
TRANSFERS (FROM DIP ACCTS)				-
TOTAL RECEIPTS	-	-	-	-
DISBURSEMENTS				
NET PAYROLL				-
PAYROLL TAXES				-
SALES, USE, & OTHER TAXES				-
INVENTORY PURCHASES				-
REPAIRS / MAINTENANCE	762.12			762.12
INSURANCE		1,443.68		1,443.68
ADMINISTRATIVE	58.91	58.91		117.82
BUILDING SECURITY	19,000.00			19,000.00
UTILITIES	106.63	480.00		586.63
OWNER DRAW *				-
TRANSFERS (TO DIP ACCTS)				-
PROFESSIONAL FEES				-
U.S. TRUSTEE QUARTERLY FEES	325.00			325.00
COURT COSTS				-
TOTAL DISBURSEMENTS	20,252.66	1,982.59	-	22,235.25
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)	(20,252.66)	(1,982.59)	-	(22,235.25)
CASH - END OF MONTH	53,480.69	90,866.81	35,000.00	179,347.50

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	22,235.25
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	-
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	0
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	22,235.25

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BANK RECONCILIATIONS

Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page.

(Bank account numbers may be redacted to last four numbers.)

	Operating #	Tax #	Other #
BALANCE PER BOOKS			
BANK BALANCE			
(+) DEPOSITS IN TRANSIT (ATTACH LIST)			
(-) OUTSTANDING CHECKS (ATTACH LIST):	SEE ATTACHED BANKING REPORTS		
OTHER (ATTACH EXPLANATION)			
ADJUSTED BANK BALANCE *			

*"Adjusted Bank Balance" must equal "Balance per Books"

DEPOSITS IN TRANSIT	Date	Date	Amount
CHECKS OUTSTANDING	Ck. #	Ck. #	Amount

OTHER

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STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

INCOME	MONTH	CUMULATIVE -FILING TO DATE
Rental Income		-
Additional Rental Income		-
Common Area Maintenance Reimbursement		-
Total Income (<i>attach MOR-5 (RE) Rent Roll</i>)	-	-
OPERATING EXPENSES		
Advertising		-
Auto and Truck Expense		-
Cleaning and Maintenance		-
Commissions		-
Officer/Insider Compensation*		-
Insurance	1,443.68	98,570.02
Management Fees/Bonuses		-
Office Expense		-
Other Interest		-
Repairs	762.12	762.12
Supplies		-
Taxes - Real Estate		-
Travel and Entertainment		-
Utilities	586.63	788.94
Other (<i>attach schedule</i>)	19,117.82	39,133.41
Total Operating Expenses Before Depreciation	21,910.25	139,254.49
Depreciation/Depletion/Amortization		-
Net Profit (Loss) Before Other Income & Expenses	(21,910.25)	(139,254.49)
OTHER INCOME AND EXPENSES		
Other Income (<i>attach schedule</i>)		-
Interest Expense		-
Other Expense (<i>attach schedule</i>)	-	-
Net Profit (Loss) Before Reorganization Items	(21,910.25)	(139,254.49)
REORGANIZATION ITEMS		
Professional Fees		-
U. S. Trustee Quarterly Fees	325.00	325.00
Interest Earned on Accumulated Cash from Chapter 11 (<i>see continuation sheet</i>)		-
Gain (Loss) from Sale of Property		-
Other Reorganization Expenses (<i>attach schedule</i>)	-	-
Total Reorganization Expenses	325.00	325.00
Income Taxes	-	-
Net Profit (Loss)	(22,235.25)	(139,579.49)

*"Insider" is defined in 11 U.S.C. Section 101(31).

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BREAKDOWN OF "OTHER" CATEGORY

OTHER OPERATIONAL EXPENSES

BUILDING SECURITY	19,000.00	41,000.00
PAYROLL AND RELATED TAXES		(32.40)
ADMINISTRATIVE COSTS / RECOVERY	117.82	(1,834.19)
		-
		-

OTHER INCOME

		-
		-
		-

OTHER EXPENSES

		-
		-
		-

OTHER REORGANIZATION EXPENSES

		-
		-
		-
		-

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

BALANCE SHEET

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
CURRENT ASSETS			
Unrestricted Cash and Equivalents	179,347.50	315862.53	318,926.99
Restricted Cash and Cash Equivalents (<i>see continuation sheet</i>)			
Accounts Receivable (Net)			
Notes Receivable	INSUFFICIENT INFORMATION IS AVAILABLE WITH WHICH TO COMPLETE A BALANCE SHEET AT THIS TIME.		
Prepaid Expenses			
Professional Retainers			
Other Current Assets (<i>attach schedule</i>)			
TOTAL CURRENT ASSETS			
PROPERTY & EQUIPMENT			
Real Property and Improvements			
Machinery and Equipment			
Furniture, Fixtures and Office Equipment			
Leasehold Improvements			
Vehicles			
Less: Accumulated Depreciation			
TOTAL PROPERTY & EQUIPMENT			
OTHER ASSETS			
Amounts due from Insiders*			
Other Assets (<i>attach schedule</i>)			
TOTAL OTHER ASSETS			
TOTAL ASSETS			
LIABILITIES AND OWNER EQUITY			
	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Postpetition)			
Accounts Payable			
Taxes Payable (<i>refer to FORM MOR-4</i>)			
Notes Payable			
Rent / Leases - Building/Equipment			
Secured Debt / Adequate Protection Payments			
Professional Fees			
Amounts Due to Insiders*			
Other Post-petition Liabilities (<i>attach schedule</i>)			
TOTAL POST-PETITION LIABILITIES			
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)			
Secured Debt	INSUFFICIENT INFORMATION IS AVAILABLE WITH WHICH TO COMPLETE A BALANCE SHEET AT THIS TIME.		
Priority Debt			
Unsecured Debt			
TOTAL PRE-PETITION LIABILITIES			
TOTAL LIABILITIES			
OWNERS' EQUITY			
Owner's Equity Account			
Retained Earnings - Pre-Petition			
Retained Earnings - Post-petition			
Adjustments to Owner Equity (<i>attach schedule</i>)			
Post-petition Contributions (<i>attach schedule</i>)			
NET OWNERS' EQUITY			
TOTAL LIABILITIES AND OWNERS' EQUITY			

*"Insider" is defined in 11 U.S.C. Section 101(31).

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BALANCE SHEET - continuation section

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
Other Current Assets			
Other Assets			
LIABILITIES AND OWNER EQUITY	BOOK VALUE AT END OF CURRENT REPORTING MONTH		BOOK VALUE ON PETITION DATE
Other Post-petition Liabilities			
Adjustments to Owner's Equity			
Post-Petition Contributions			

Restricted Cash: Cash that is restricted for a specific use and not available to fund operations.
Typically, restricted cash is segregated into a separate account, such as an escrow account.

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SUMMARY OF UNPAID POST-PETITION DEBTS

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 91	
Mortgage						
Rent						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Real Estate Taxes						
Other Post-Petition debt (<i>list creditor</i>)						
Total Post-petition Debts						

Explain how and when the Debtor intends to pay any past due post-petition debts.

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RENT ROLL

A rent roll must be included for each property. The debtor's rent roll may be substituted for this page. Attach additional sheets as needed.

Property: _____

Square Footage: _____

Tenant	Unit #	Office Area	Warehouse Area	Total Sq. Ft.	% of Bldg.	Lease Type	Lease Term	Lease Start	Lease End	Monthly Rent	Annual Rent	Common Area Maint.
						NONE						
									Totals	0	0	0

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
NONE			N / A
TOTAL PAYMENTS TO INSIDERS		-	-

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
NONE		-	-	-	-
TOTAL PAYMENTS TO PROFESSIONALS		-	-	-	-

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
TOTAL PAYMENTS			

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CASH FLOW PROJECTION FOR THE PERIOD _____ THROUGH _____

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed. This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: 305 East 61st St, New York, NY
Square Footage: _____

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INCOME												
Rental Income												
Additional Rental Income												
Common Area Maintenance Reimbursement												
Total Income												
OPERATING EXPENSES												
Advertising												
Auto and Truck Expense												
Cleaning and Maintenance												
Commissions												
Officer/Insider Compensation*												
Insurance												
Management Fees/Bonuses												
Office Expense												
Other Interest												
Repairs												
Supplies												
Faxes - Real Estate												
Travel and Entertainment												
Utilities												
Other (attach schedule)												
Total Expenses												
Debt Service												
Professional Fees												
U.S. Trustee Fees												
Court Costs												
Net Income												
Tenant Improvements												
Vacancy Allowance												
Net Cash Flow												

DEBTOR QUESTIONNAIRE

	Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.	Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		X
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		X
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		X
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		X
5	Is the Debtor delinquent in paying any insurance premium payment?		X
6	Have any payments been made on pre-petition liabilities this reporting period?		X
7	Are any post petition receivables (accounts, notes or loans) due from related parties?	X	
8	Are any post petition State or Federal income taxes past due?		X
9	Are any post petition real estate taxes past due?		X
10	Are any other post petition taxes past due?		X
11	Have any pre-petition taxes been paid during this reporting period?		X
12	Are any amounts owed to post petition creditors delinquent?		X
13	Have any post petition loans been received by the Debtor from any party?		X
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		X
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		X
16	Have the owners or shareholders received any compensation outside of the normal course of business?		X

7 Rents from Little Hearts Marks Family II, LP and contributions from members are due for June through August 2019.

**Bank**

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E

STATEMENT OF ACCOUNT

305 EAST 61ST STREET GROUP LLC
 DIP CASE 19-11911 SDNY
 OPERATING ACCOUNT
 445 PARK AVE 9TH FLOOR
 NEW YORK NY 12210

Page: 1 of 4
 Statement Period: Aug 01 2019-Aug 31 2019
 Cust Ref #:
 Primary Account #:

Chapter 11 Checking

305 EAST 61ST STREET GROUP LLC
 DIP CASE 19-11911 SDNY
 OPERATING ACCOUNT

Account

TD now accepts Real Time Payments!

We're pleased to announce that TD will soon accept Real Time Payments (RTPs), which means you can receive certain electronic payments sent through RTP almost immediately. This is good news for consumers, businesses, and government agencies who use RTPs. As a TD Customer, you are automatically enrolled. Please be advised that you may not send or receive RTPs on behalf of a person who is not a resident of, or otherwise residing in, the United States. Please visit tdbank.com/RTP to learn more.

ACCOUNT SUMMARY

Beginning Balance	73,733.35	Average Collected Balance	63,362.29
Checks Paid	757.72	Interest Earned This Period	0.00
Electronic Payments	26.25	Interest Paid Year-to-Date	0.00
Other Withdrawals	19,468.69	Annual Percentage Yield Earned	0.00%
Ending Balance	53,480.69	Days in Period	31

DAILY ACCOUNT ACTIVITY

Checks Paid			No. Checks: 4			*Indicates break in serial sequence or check processed electronically and listed under Electronic Payments		
DATE	SERIAL NO.	AMOUNT	DATE	SERIAL NO.	AMOUNT			
08/02	1	32.66	08/14	99	325.00			
08/05	98*	19.00	08/21	100	381.06			
					Subtotal:	757.72		

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
08/16	ACH DEBIT, HARLAND CLARKE CHK ORDERS 1K2W144903741F6	26.25
		Subtotal: 26.25

Other Withdrawals

POSTING DATE	DESCRIPTION	AMOUNT
08/16	DEBIT	18,981.00
08/20	DEBIT	487.69
		Subtotal: 19,468.69

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STATEMENT OF ACCOUNT

305 EAST 61ST STREET GROUP LLC
DIP CASE 19-11911 SDNY
OPERATING ACCOUNT

Page: 3 of 4
Statement Period: Aug 01 2019 - Aug 31 2019
Cust Ref #:
Primary Account #:

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
07/31	73,733.35	08/16	54,349.44
08/02	73,700.69	08/20	53,861.75
08/05	73,681.69	08/21	53,480.69
08/14	73,356.69		

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305 EAST 61ST STREET GROUP LLC
DIP CASE 19-11911 SDNY
OPERATING ACCOUNT

STATEMENT OF ACCOUNT

Page: 4 of 4
Statement Period: Aug 01 2019-Aug 31 2019
Cust Ref #:
Primary Account #:

305 EAST 61ST STREET GROUP, LLC-OPER
C/O CARTER MANAGEMENT CORP
445 PARK AVE 9TH FL
New York, NY 10022-8005

Pay to the Order of Deluxe Corporation \$ 32.66
Thirty-two and 66/100 Dollars
Memo: Payment for order #241505
Kathy Montague

07/31/2019
VV001

#1 07/02 \$32.66

Aug 2, 2019 0098
1-1967/100

Pay to the Order of MG Security Service \$ 19,000.-
Nineteen and 00/100 Dollars
TD Bank
America's Most Convenient Bank®
For Aug 2019 305 EAST 61ST STREET GROUP LLC
Kathy Montague

08/05 \$19.00

#98 08/05 \$19.00

8/8/2019 0099
1-1967/100

Pay to the Order of United States Trustee \$ 325.00
Three hundred twenty five and 00/100 Dollars
TD Bank
America's Most Convenient Bank®
Debtor: 305 EAST 61ST STREET GROUP, LLC
For Case # 19-11911
Kathy Montague

08/09 \$325.00

#99 08/09 \$325.00

Aug 12, 2019 0100
1-1967/100

Pay to the Order of Superior Elevator Tech \$ 381.06
Three hundred eighty one and 06/100 Dollars
TD Bank
America's Most Convenient Bank®
For Aug 17329
Kathy Montague

08/21 \$381.06

#100 08/21 \$381.06



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E

STATEMENT OF ACCOUNT

305 EAST 61ST STREET GROUP LLC
DIP CASE 19-11911 SDNY
UTILITIES
445 PARK AVE 9TH FLOOR
NEW YORK NY 10022

Page: 1 of 3
Statement Period: Aug 01 2019-Aug 31 2019
Cust Ref #:
Primary Account #:

Chapter 11 Checking

305 EAST 61ST STREET GROUP LLC
DIP CASE 19-11911 SDNY
UTILITIES

Account #

TD now accepts Real Time Payments!

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ACCOUNT SUMMARY

Beginning Balance	92,849.40	Average Collected Balance	91,578.88
Checks Paid	32.66	Interest Earned This Period	0.00
Electronic Payments	1,949.93	Interest Paid Year-to-Date	0.00
Ending Balance	90,866.81	Annual Percentage Yield Earned	0.00%
		Days in Period	31

DAILY ACCOUNT ACTIVITY

Checks Paid No. Checks: 1 *Indicates break in serial sequence or check processed electronically and listed under Electronic Payments

DATE	SERIAL NO.	AMOUNT
08/02	1	32.66

Subtotal: 32.66

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
08/07	ACH DEBIT, CON ED OF NY INTELL CK 421105072510017	240.00
08/07	ACH DEBIT, CON ED OF NY INTELL CK 499028999933038	240.00
08/14	CCD DEBIT, NYSINSFNDWRKCM 1190000757 555839700	1,443.68
08/16	ACH DEBIT, HARLAND CLARKE CHK ORDERS 1K2W090903741L4	26.25
	Subtotal:	1,949.93

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
07/31	92,849.40	08/14	90,893.06
08/02	92,816.74	08/16	90,866.81
08/07	92,336.74		

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305 EAST 61ST STREET GROUP LLC
DIP CASE 19-11911 SDNY
UTILITIES

STATEMENT OF ACCOUNT

Page: 3 of 3
Statement Period: Aug 01 2019-Aug 31 2019
Cust Ref #:
Primary Account #:

305 EAST 61ST STREET GROUP, LLC -RTU C/O CARTER MANAGEMENT CORP 445 PARK AVE 9TH FL New York, NY 10022-6608		Date: 07/31/2019 Print after 10:00 AM	
PAY TO THE ORDER OF	Debtors Corporation	\$ 32.66	
TO THE ORDER OF		Thirty-two and 66/100	Dollars
TO BANK OF AMERICA		<i>Kate Montague</i>	
Memo: Payment for order #21428			
⑈000001⑈			

#1 08/02 \$32.66